018.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	760,900 / 760,900
					USE VALUE:	760,900 / 760,900
					ASSESSED:	760,900 / 760,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		COLONIAL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	10 COLONIAL DRIVE LLC
Owner 2:	
Owner 3:	
Street 1:	C/O MERRA CHAUDHURI
Street 2:	2279 SEMINOLE RD APT 1
Twn/City:	ATLANTIC BEACH
St/Prov:	FL Cntry: Own Occ: N
Postal:	32233 Type:

PREVIOUS OWNER

Owner 1:	CHAUDHURI MEERA -
Owner 2:	-
Street 1:	10 COLONIAL DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .162 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 1397 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7038.000	251,300		509,600	760,900
Total Card	0.162	251,300		509,600	760,900
Total Parcel	0.162	251,300		509,600	760,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 544.86 | /Parcel: 544.86

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 12417

GIS Ref

GIS Ref

Insp Date 10/20/17

!1489!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	251,300	0	7,038.	509,600	760,900		Year end	12/23/2021
2021	101	FV	243,700	0	7,038.	509,600	753,300		Year End Roll	12/10/2020
2020	101	FV	243,700	0	7,038.	509,600	753,300	753,300	Year End Roll	12/18/2019
2019	101	FV	215,800	0	7,038.	659,500	875,300	875,300	Year End Roll	1/3/2019
2018	101	FV	215,800	0	7,038.	419,700	635,500	635,500	Year End Roll	12/20/2017
2017	101	FV	215,800	0	7,038.	383,700	599,500	599,500	Year End Roll	1/3/2017
2016	101	FV	215,800	0	7,038.	311,800	527,600	527,600	Year End	1/4/2016
2015	101	FV	203,400	0	7,038.	311,800	515,200	515,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:03:50

LAST REV

Date	Time
08/01/19	08:59:06
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1489

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHAUDHURI MEERA	1461-45		10/9/2014	Convenience	1	No	No		
COLEMAN JERRY P	1452-146		5/16/2014		546,000	No	No		
SAUNDERS NEIL P	1341-122		7/31/2007		446,000	No	No		
SYMANSKI SUSAN	1240-21		7/20/2001		330,000	No	No		
SYMANSKI SUSAN	1194-117		9/30/1998	Family	10	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2015	1652	Solar Pa	3,000					
6/17/2013	870	Manual	3,000					
5/30/2006	413	New Wind	1,500					
4/30/1998	280	Manual	12,000					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2019	Mail Update	JO	Jenny O
10/20/2017	MEAS&NOTICE	BS	Barbara S
5/1/2014	External Ins	PC	PHIL C
7/11/2013	Info Fm Prmt	EMK	Ellen K
5/5/2009	Entry Denied	372	PATRIOT
12/3/2008	MLS	MM	Mary M
11/2/2001	MLS	MM	Mary M
8/17/2001	Permit Visit	PM	Peter M
2/23/2000	Inspected	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	12417
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7038		Sq. Ft.	Site		0	85.	0.85	2			Ledge	-5					509,645						509,600	

Total AC/HA:	0.16157	Total SF/SM:	7038	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	509,645	Spl Credit		Total:	509,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GREEN		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	94741
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	308705
Depreciation:	57419
Depreciated Total:	251286

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

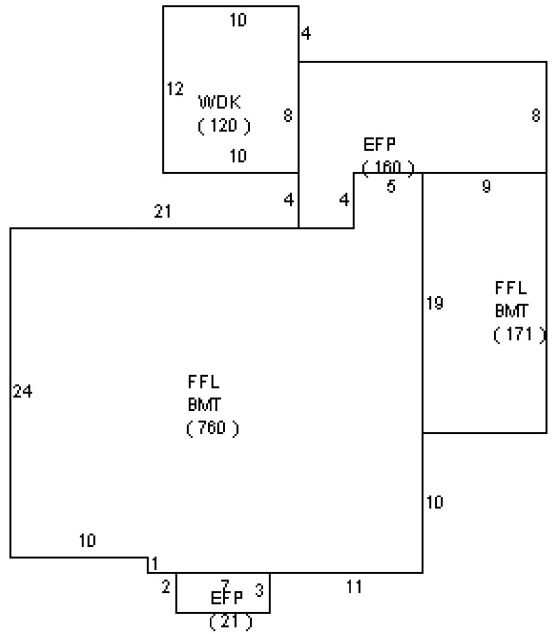
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	148.49
Special Features:	0	Val/Su Net:	116.18
Final Total:	251300	Val/Su SzAd	269.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	931	71.270	66,355
FFL	First Floor	931	148.490	138,240
EFP	Enclos Porch	181	42.260	7,649
WDK	Deck	120	14.330	1,720

Net Sketched Area:	2,163	Total:	213,964
Size Ad	931	Gross Area	2163	FinArea	1397
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

018.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1992	0.00	T	21.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	